

# TRADITION PLAT 2

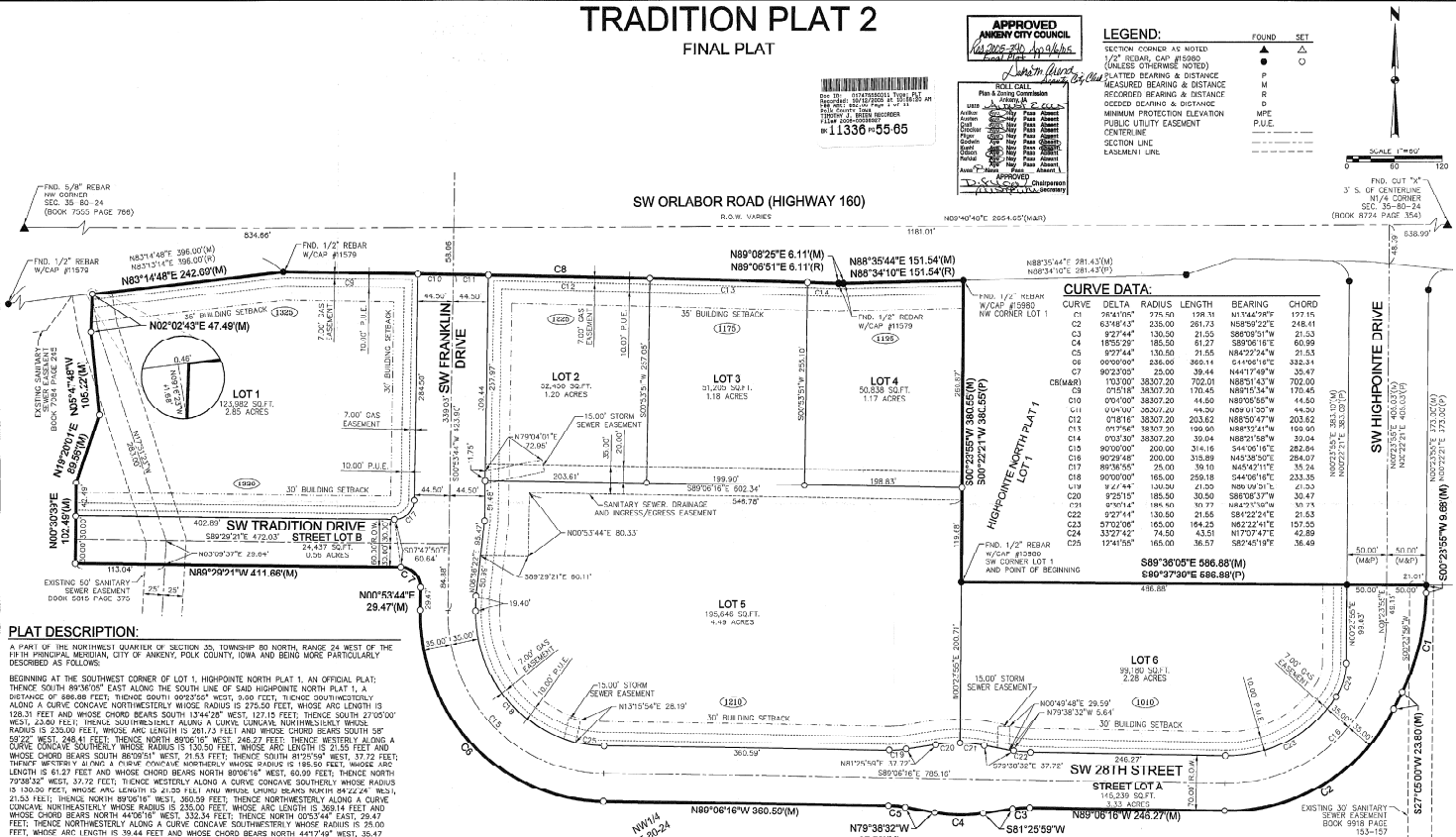
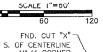
## FINAL PLAT

11336-5565

**APPROVED**  
**ANNEX CITY COUNCIL**  
*Michael A. Brewer*  
 11336-5565

**LEGEND:**

SECTION CORNER AS NOTED	FOUND	SET
PLATTED BEARING & DISTANCE	P	▲
(UNLESS OTHERWISE NOTED)	F	○
MEASURED BEARING & DISTANCE	M	●
RECORDED BEARING & DISTANCE	R	○
MINIMUM PROTECTION ELEVATION	MPE	—
PUBLIC UTILITY EASEMENT	P.U.E.	—
CENTERLINE	C	—
SECTION LINE	S	—
EASEMENT LINE	E	—



**PLAT DESCRIPTION:**  
 A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ANNEX, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, HIGHPOINTE NORTH PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°08'51" EAST ALONG THE SOUTH LINE OF SAID HIGHPOINTE NORTH PLAT 1, A DISTANCE OF 586.08 FEET; THENCE SOUTH 09°23'56" WEST, 9.06 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 275.50 FEET, WHOSE ARC LENGTH IS 128.31 FEET AND WHOSE CHORD BEARS SOUTH 13°44'28" WEST, 127.15 FEET; THENCE SOUTH 27°02'00" WEST, 23.80 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 235.00 FEET, WHOSE ARC LENGTH IS 281.73 FEET AND WHOSE CHORD BEARS SOUTH 58°52'22" WEST, 248.41 FEET; THENCE NORTH 89°05'56" WEST, 146.27 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 130.50 FEET, WHOSE ARC LENGTH IS 21.55 FEET AND WHOSE CHORD BEARS SOUTH 89°08'51" WEST, 21.53 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 165.00 FEET, WHOSE ARC LENGTH IS 61.37 FEET AND WHOSE CHORD BEARS NORTH 89°06'18" WEST, 60.99 FEET; THENCE NORTH 79°58'32" WEST, 37.72 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 130.50 FEET, WHOSE ARC LENGTH IS 21.55 FEET AND WHOSE CHORD BEARS NORTH 84°22'24" WEST, 21.53 FEET; THENCE NORTH 89°05'56" WEST, 360.99 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 235.00 FEET, WHOSE ARC LENGTH IS 369.14 FEET AND WHOSE CHORD BEARS NORTH 44°06'18" WEST, 332.34 FEET; THENCE NORTH 03°34'44" EAST, 26.47 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 75.00 FEET, WHOSE ARC LENGTH IS 36.44 FEET AND WHOSE CHORD BEARS NORTH 44°17'48" WEST, 35.47 FEET; THENCE NORTH 89°05'56" WEST, 211.68 FEET; THENCE NORTH 03°34'44" EAST, 102.49 FEET; THENCE NORTH 15°00'00" EAST, 89.56 FEET; THENCE NORTH 24°17'48" WEST, 102.22 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 36.30720 FEET, WHOSE ARC LENGTH IS 702.00 FEET AND WHOSE CHORD BEARS SOUTH 89°13'43" EAST, 702.00 FEET; THENCE NORTH 89°08'51" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 6.11 FEET; THENCE NORTH 89°08'51" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 151.24 FEET TO THE NORTHEAST CORNER OF HIGHPOINTE NORTH PLAT 1; THENCE SOUTH 89°02'00" WEST ALONG THE WEST LINE OF SAID HIGHPOINTE NORTH PLAT 1, A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.08 ACRES (462,976 SQUARE FEET).

**OWNER/DEVELOPER:**  
 TRADITION LLC  
 6600 WESTERN PARKWAY, SUITE 200  
 WEST DES MOINES, IA 50399  
 BOOK 10696 PAGE 18

**ZONING:**  
 TRADITION  
 PLANNED UNIT DEVELOPMENT

**ENGINEER/SURVEYOR:**  
 CIVIL DESIGN ADVANTAGE  
 2301 NW 12TH STREET, SUITE G  
 GRIMES, IOWA 50111

**DATE OF SURVEY:**  
 MARCH 2009

**GENERAL NOTES:**  
 ALL PROPERTY OWNERS WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR ANY VARIATIONS IN TYPICAL CONSTRUCTION (SUCH AS UNDRAINED RAY GRADING, STORM WATER PROTECTION ELEVATIONS, ETC.).

**BULK REGULATIONS:**  
 LOT 1 AND 6, COMMERCIAL MINIMUM YARD REQUIREMENTS:  
 • FRONT - 35 FEET FROM ORLABOR ROAD (HWY 160) AND 2ND AVENUE (HWY 415), 30 FEET FROM INTERNAL PUBLIC RIGHT-OF-WAYS  
 • REAR - 30 FEET  
 LOT 2-5, MIXED USE MINIMUM YARD REQUIREMENTS:  
 • FRONT - 35 FEET FROM ORLABOR ROAD/2ND AVE, 30 FEET FROM INTERNAL PUBLIC RIGHT-OF-WAYS  
 • REAR - 30 FEET

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEYING WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Michael A. Brewer*  
 MICHAEL A. BREWER, P.L.S.  
 LICENSE NUMBER 15989  
 MY LICENSE EXPIRES ON DECEMBER 31, 2009  
 PAGES ON SHEETS COVERED BY THIS SEAL:  
 THIS SHEET ONLY

**TRADITION PLAT 2**  
**FINAL PLAT**

5801 NW 12th SUITE G GRIMES, IOWA 50111  
 PH: (515) 388-4400 FAX: (515) 388-4410  
 CIVIL DESIGN ADVANTAGE ENGINEER EKO/JAT TECH LMK

**2/18**  
 BOOK 10696

82  
CJG

**RETURN TO:**

Prepared by & Return to: Nathan Barber, 3101 Ingersoll Ave., Des Moines, IA 50312 (515) 279-9059

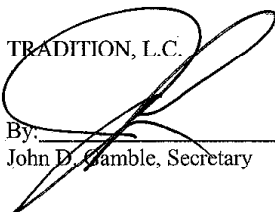
**CONSENT TO PLAT BY OWNER**

THE UNDERSIGNED, acting pursuant to Iowa Code § 354.11(1) (2005), hereby states that it is the proprietor of the real estate described as:

**SEE EXHIBIT "A" ATTACHED HERETO**

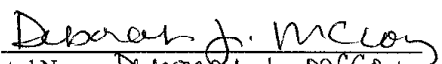
that the real estate is to be subdivided and platted as TRADITION PLAT 2, an Official Plat, Ankeny, Polk County, Iowa; and that the real estate is platted with the free consent of and in accordance with the desires of the undersigned.

Dated this 1st day of August, 2005.

TRADITION, L.C.  
By:   
John D. Gamble, Secretary

STATE OF IOWA )  
                          )ss:  
COUNTY OF DALLAS )

On this 1st day of August, 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared JOHN D. GAMBLE, to me personally known who, being by me duly sworn, did say that he is Secretary of the Iowa limited liability company executing the foregoing instrument; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers and that JOHN D. GAMBLE acknowledged execution of the instrument to be the voluntary act and deed of the limited liability company by it voluntarily executed.

By:   
Printed Name: Deborah J. McCoy  
Notary Public in and for said State



**EXHIBIT "A"**  
**TRADITION PLAT 2**

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, HIGHPOINTE NORTH PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°36'05" EAST ALONG THE SOUTH LINE OF SAID HIGHPOINTE NORTH PLAT 1, A DISTANCE OF 586.88 FEET; THENCE SOUTH 00°23'55" WEST, 9.68 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 275.50 FEET, WHOSE ARC LENGTH IS 128.31 FEET AND WHOSE CHORD BEARS SOUTH 13°44'28" WEST, 127.15 FEET; THENCE SOUTH 27°05'00" WEST, 23.80 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 235.00 FEET, WHOSE ARC LENGTH IS 261.73 FEET AND WHOSE CHORD BEARS SOUTH 58°59'22" WEST, 248.41 FEET; THENCE NORTH 89°06'16" WEST, 246.27 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 130.50 FEET, WHOSE ARC LENGTH IS 21.55 FEET AND WHOSE CHORD BEARS SOUTH 86°09'51" WEST, 21.53 FEET; THENCE SOUTH 81°25'59" WEST, 37.72 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 185.50 FEET, WHOSE ARC LENGTH IS 61.27 FEET AND WHOSE CHORD BEARS NORTH 89°06'16" WEST, 60.99 FEET; THENCE NORTH 79°38'32" WEST, 37.72 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 130.50 FEET, WHOSE ARC LENGTH IS 21.55 FEET AND WHOSE CHORD BEARS NORTH 84°22'24" WEST, 21.53 FEET; THENCE NORTH 89°06'16" WEST, 360.59 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 235.00 FEET, WHOSE ARC LENGTH IS 369.14 FEET AND WHOSE CHORD BEARS NORTH 44°06'16" WEST, 332.34 FEET; THENCE NORTH 00°53'44" EAST, 29.47 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.44 FEET AND WHOSE CHORD BEARS NORTH 44°17'49" WEST, 35.47 FEET; THENCE NORTH 89°29'21" WEST, 411.66 FEET; THENCE NORTH 00°30'39" EAST, 102.49 FEET; THENCE NORTH 19°20'01" EAST, 89.56 FEET; THENCE NORTH 5°47'48" WEST, 105.22 FEET; THENCE NORTH 2°02'43" EAST, 47.49 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SW ORLABOR ROAD; THENCE NORTH 83°14'48" EAST ALONG SAID SOUTHERLY LINE, 242.69 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 38,307.20 FEET, WHOSE ARC LENGTH IS 702.02 FEET AND WHOSE CHORD BEARS SOUTH 88°51'43" EAST, 702.00 FEET; THENCE NORTH 89°08'25" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 6.11 FEET; THENCE NORTH 88°35'44" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 151.54 FEET TO THE NORTHWEST CORNER OF HIGHPOINTE NORTH PLAT 1; THENCE SOUTH 00°23'55" WEST ALONG THE WEST LINE OF SAID HIGHPOINTE NORTH PLAT 1, A DISTANCE OF 380.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.06 ACRES (742,976 SQUARE FEET).

Prepared by & Return to: Nathan Barber, 3101 Ingersoll Ave., Des Moines, IA 50312 (515) 279-9059

**CONSENT TO PLAT BY LENDER**

THE UNDERSIGNED, acting pursuant to Iowa Code § 354.11(2) (2005), hereby states that it is a mortgage holder by virtue of a Mortgage recorded January 10, 2005 in Book 10896 at Page 20 of the real estate described as:

**SEE EXHIBIT "A" ATTACHED HERETO**

that the real estate is to be subdivided and platted as TRADITION PLAT 2, an Official Plat, Ankeny, Polk County, Iowa; and that the real estate is platted with the free consent of and in accordance with the desires of the undersigned mortgage holder.

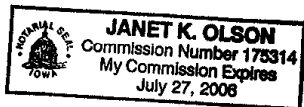
Dated August 4th 2005.

FIRST AMERICAN BANK

By: Scott W. Geadelmann  
Scott W. Geadelmann, Vice President

STATE OF IOWA     )  
                                  )ss:  
COUNTY OF POLK    )

On this 4th day of August, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared SCOTT W. GEADELMANN, to me personally known who, being by me duly sworn, did say that he is Vice President of the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and that SCOTT W. GEADELMANN as such officer, acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by him/her voluntarily executed.



By: Janet K. Olson  
Printed Name: Janet K. Olson  
Notary Public in and for said State

**EXHIBIT "A"**  
**TRADITION PLAT 2**

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Preparer Information: Eric J. Carstens, City of Ankeny, Iowa, 210 S Ankeny Blvd., Ankeny, IA 50021

Phone: 515-963-3559

**RESOLUTION #2005-390**

**RESOLUTION ACCEPTING FINAL PLAT, DEED TO STREETS, PERFORMANCE BONDS FOR STREET PAVING AND UNDERGROUND IMPROVEMENTS, AND A PERFORMANCE BOND FOR SIDEWALKS AND EROSION CONTROL FOR TRADITION PLAT 2**

**WHEREAS**, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended approval of Tradition Plat 2 on the 2nd day of August, 2005, and,

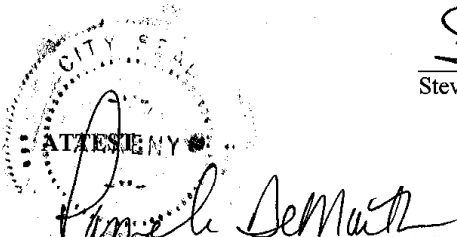
**WHEREAS**, the attorney's title opinion, deed to streets, performance bonds for underground improvements and street paving, and a performance bond for sidewalks and erosion control have been submitted and approved by the Community Development Director of the City of Ankeny, Iowa.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA:**

1. That the final plat of Tradition Plat 2 is hereby approved.
2. That the deed to streets is hereby accepted.
3. That performance bonds for underground utilities and street paving are hereby accepted.
4. That the performance bond for sidewalks and erosion control is hereby accepted.
5. That the City Council agrees to cost share in public infrastructure improved, oversized or extended in conformance with the comprehensive plan and as a result of staff reviews in an amount estimated as \$31,590.00.

**PASSED AND APPROVED** this 6<sup>th</sup> day of September, 2005.

  
 Steven D. Van Oort, Mayor Pro tem

  
 Pamela DeMouth, City Clerk

**HOGAN LAW OFFICE**

3101 INGERSOLL AVENUE

DES MOINES, IOWA 50312

(515) 279-9059

FAX (515) 277-5836

TIMOTHY C. HOGAN  
NATHAN BARBER  
RAEANN M. GUNS

August 3, 2005

City of Ankeny  
Community Development Department  
210 South Ankeny Blvd.  
Ankeny, Iowa 50021

RE: **TRADITION PLAT 2**

Gentlepersons:

Pursuant to Iowa Code § 354.11(3) (2005), I have examined the abstract of title numbered 521878 showing record title from the government entry and the root of title to and including July 20, 2005, at 6:00 A.M., last certified by Iowa Title Company, for the real estate located in Polk County, Iowa described on Exhibit "A" attached hereto.

As of the date of the last continuation of the abstract, I certify that record title to the real estate is vested in

**TRADITION, L.C.**

subject to the following:

1. Pursuant to Iowa Code § 354.11(3) (2005), I certify that there are no mortgages, liens, or other encumbrances on the real estate hereinabove described, except for:

Mortgage. There is a mortgage executed by Tradition, L.C. in favor of First American Bank dated January 6, 2005 and recorded January 10, 2005 in Book 10896 at Page 20 and modified by virtue of a Modification and Extension of Mortgage recorded June 21, 2005 in Book 11127 at Page 24.

2. All real estate taxes are shown as paid in full on the property including taxes for the fiscal year 2003-2004 and all prior years. The property is assessed in District (181) as Parcel No. 100-12-21 and Parcel No. 100-12-12.

Insofar as this opinion is prepared pursuant to Iowa Code § 354.11(3) (2005), certain items such as utility easements have been omitted from this opinion. This opinion is given strictly for platting purposes, and no opinion is expressed herein with respect to utility easements or similar matters that affect the property under examination herein.

In issuing this opinion, I pass only on the title as shown in the above-described description. I can give no report on (a) location of all public utility lines that service the property and the necessary easements therefor; (b) easements existing by virtue of usage, as the same does not appear on the abstract; (c) location of boundary lines; (d) stolen or forged documents; (e) rights of undisclosed spouses; and (f) rights of parties in possession.

August 3, 2005  
Page -2-

You should ascertain also that no improvements either in the form of labor or materials, which have been placed on the premises in the last ninety days, still remain unpaid, as they would constitute liens without being shown of record.

You should determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the abstract, but they may result in injunctions, fines, required cleanup, or other remedial actions under federal, state or local laws. These laws may impose liens against the property and personal liability against the owner, even though the owner did nothing to create the conditions, and acquired the property without knowing about it.

No report is made by the abstractor of special assessments not yet shown on the tax books of Polk County, Iowa and, therefore, no examination is made as to these. Special assessments against any property within a municipality should be determined by checking with the City Clerk of said municipality.

This opinion is rendered solely for the benefit of the addressee or addressees named herein. No other persons shall be entitled to rely upon the contents of this opinion or the conclusions expressed herein without the prior written consent of the undersigned examining attorney.

Very truly yours,



Nathan Barber  
NB:rr

Enclosure



**EXHIBIT "A"**  
**TRADITION PLAT 2**

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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# CERTIFICATE OF TREASURER OF POLK COUNTY, IOWA

STATE OF IOWA )  
 ) ss:  
COUNTY OF POLK )

I, Mary Maloney, Treasurer of Polk County, having examined the records of my office, in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to real properties, specifically set forth in Exhibit "A" attached hereto and made part hereof, to be hereinafter designated as:

## TRADITION PLAT 2 an Official Plat, Polk County, Iowa

do hereby certify that same is free from all certified taxes, special assessments and special rates and charges.

Nor are there any taxes due for Moneys and Credits, Bushels of Grain, Industrial Machinery, Data Processing Equipment, Utilities or Buildings on Leased Land against

### TRADITION, L.C.,

who is(are) the record title holder(s) of said real estate.

Dated at Des Moines, IA , Tuesday, October 11, 2005 .

MARY MALONEY  
POLK COUNTY TREASURER

Subscribed and sworn to before me on this  
11<sup>th</sup> day of October, 2005.

by Jade Larson  
Second Deputy

by Karen Kutsch  
Notary Public in and for Polk County, IA

(Notary Seal)



PREPARED BY: Douglas F. Pitman, Property Description Technician

**EXHIBIT "A"**  
**TRADITION PLAT 2**

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, HIGHPOINTE NORTH PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°36'05" EAST ALONG THE SOUTH LINE OF SAID HIGHPOINTE NORTH PLAT 1, A DISTANCE OF 586.88 FEET; THENCE SOUTH 00°23'55" WEST, 9.68 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 275.50 FEET, WHOSE ARC LENGTH IS 128.31 FEET AND WHOSE CHORD BEARS SOUTH 13°44'28" WEST, 127.15 FEET; THENCE SOUTH 27°05'00" WEST, 23.80 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 235.00 FEET, WHOSE ARC LENGTH IS 261.73 FEET AND WHOSE CHORD BEARS SOUTH 58°59'22" WEST, 248.41 FEET; THENCE NORTH 89°06'16" WEST, 246.27 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 130.50 FEET, WHOSE ARC LENGTH IS 21.55 FEET AND WHOSE CHORD BEARS SOUTH 86°09'51" WEST, 21.53 FEET; THENCE SOUTH 81°25'59" WEST, 37.72 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 185.50 FEET, WHOSE ARC LENGTH IS 61.27 FEET AND WHOSE CHORD BEARS NORTH 89°06'16" WEST, 60.99 FEET; THENCE NORTH 79°38'32" WEST, 37.72 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 130.50 FEET, WHOSE ARC LENGTH IS 21.55 FEET AND WHOSE CHORD BEARS NORTH 84°22'24" WEST, 21.53 FEET; THENCE NORTH 89°06'16" WEST, 360.59 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 235.00 FEET, WHOSE ARC LENGTH IS 369.14 FEET AND WHOSE CHORD BEARS NORTH 44°06'16" WEST, 332.34 FEET; THENCE NORTH 00°53'44" EAST, 29.47 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.44 FEET AND WHOSE CHORD BEARS NORTH 44°17'49" WEST, 35.47 FEET; THENCE NORTH 89°29'21" WEST, 411.66 FEET; THENCE NORTH 00°30'39" EAST, 102.49 FEET; THENCE NORTH 19°20'01" EAST, 89.56 FEET; THENCE NORTH 5°47'48" WEST, 105.22 FEET; THENCE NORTH 2°02'43" EAST, 47.49 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SW ORLABOR ROAD; THENCE NORTH 83°14'48" EAST ALONG SAID SOUTHERLY LINE, 242.69 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 38,307.20 FEET, WHOSE ARC LENGTH IS 702.02 FEET AND WHOSE CHORD BEARS SOUTH 88°51'43" EAST, 702.00 FEET; THENCE NORTH 89°08'25" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 6.11 FEET; THENCE NORTH 88°35'44" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 151.54 FEET TO THE NORTHWEST CORNER OF HIGHPOINTE NORTH PLAT 1; THENCE SOUTH 00°23'55" WEST ALONG THE WEST LINE OF SAID HIGHPOINTE NORTH PLAT 1, A DISTANCE OF 380.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.06 ACRES (742,976 SQUARE FEET).